

**Application Ref: NP/11/095**

<b>Application Type</b>	Full
<b>Grid Ref:</b>	SM85541269
<b>Applicant</b>	Mrs L Viggars
<b>Proposal</b>	UPVC Conservatory to replace existing conservatory
<b>Site Location</b>	Glenbay, 4, Glen Court, Little Haven, Haverfordwest, Pembrokeshire, SA62 3UB

**Summary**

This is an application for a replacement conservatory to serve a first floor apartment in Little Haven. The application is recommended for approval, it is considered that no significant additional detrimental impact upon the existing character of the building or surrounding residential area has been caused by the replacement conservatory; neither is it considered that the conservatory significantly exacerbates any detrimental impact upon the existing amenity value of the site or neighbouring properties.

**Consultee Response**

The Havens Community Council: Supporting

**Public Response**

Neighbour representation: Objects to the development as it fails to meet the requirements of national and local planning policy, it causes significant visual intrusion, loss of privacy, loss of light, is out of keeping with the character of the 19<sup>th</sup> century building and surrounding area and is insensitively sited within the landscape. The conservatory is larger than the one it replaced and is on top of a sleeping area, causing a loss of rest.

**Policies considered**

LDP Policy 01 - National Park purposes and duty  
LDP Policy 06 - Rural Centres  
LDP Policy 15 - Conservation of the Pembrokeshire Coast National Park  
LDP Policy 29 - Sustainable Design  
LDP Policy 30 - Amenity  
PPW4 Chapter 04 - Planning for Sustainability  
SPG03 - Sustainable Design  
SPG08 - Validation of Planning Applications  
TAN 12 - Design

## **Officer's Appraisal**

### **Background**

Glen Bay is a first floor apartment located within Glen Court, a 2 and a half storey double ridged detached building located at the bottom of Strawberry Hill in Little Haven, on the North side. The building itself comprises a block of apartments. The ridge lines run from South West to North East, it has a slate roof, smooth painted render finish and white UPVC doors and windows. On the South West elevation, a single storey flat roof bedroom and garage extends out from the back corner, adjacent to the Northern boundary of the site, a white UPVC conservatory sits on top of this flat roof, serving Glen Bay. The site is accessed from the South West and sits in an elevated position. In addition to the apartments above, next to and below this first floor apartment, neighbouring properties exist to the North East, West and across the road to the South; a steep bank leads up to agricultural land to the North. Established trees help to enclose the site along the North and West boundaries.

The relevant planning history of the site involves an approval in 2001 for the first floor conservatory under planning reference NP/00/400. Another first floor conservatory was refused on the North East elevation of the building for design and amenity reasons under planning reference NP/00/476. Subsequent approval was then given for a side extension off the North East elevation under planning reference NP/02/468.

### **Current Proposal**

This application seeks retrospective approval for the replacement of the previously approved conservatory on the West elevation, which was in timber, with the now white UPVC conservatory.

### **Key Issues**

- The impact upon the existing character of the building and surrounding residential area.
- The impact upon the amenity levels of the site and neighbouring properties.

### **Analysis**

The existing white UPVC conservatory measures 3.5m long by 3.6m wide. The height to the eaves is 2.1m, with a ridge height of 3.2m. The conservatory has a hipped roof with a ridge linking back onto the South West elevation of the building. It has full glazing from the floor level to the eaves, with a polycarbonate roof. The conservatory occupies approximately half the length of the ground floor flat roof bedroom and garage (under separate ownership), located above the bedroom.

It is considered that the proposal is not particularly sympathetic in modern design terms, it is likely to introduce significant detrimental impacts upon the amenity levels of the neighbouring apartments, and would be visually intrusive in terms of its impact upon the existing character of the building and surrounding residential area. Your officer therefore agrees to some extent with the comments of the neighbouring objector, however, the fact that this conservatory replaces a previous lawful structure needs to be taken into account. As a result, the main planning considerations of this determination should comprise whether any additional detrimental impact is caused by the replacement structure from what was already present on site as a result of the previously approved timber conservatory.

The approved plans under the original planning permission show a conservatory which measured 4m long by 3.7m wide, with an eave height of 2.3m and a ridge height of 3.5m. This conservatory was in white painted timber, although it had a ridge roof running the entire 4m length, rather than the hipped roof with a smaller ridge length now present.

The replacement UPVC conservatory (according to the submitted plans) is therefore slightly smaller in scale, being 0.3m lower, 0.5m shorter and 0.1m narrower. This contradicts the content of the neighbouring letter of objection, which states the new conservatory is now larger than the previous one. The application form states that the conservatory is of the same scale. After studying the plans, available photographic evidence of the previous timber conservatory and conducting a site visit, it is concluded that the new conservatory has not increased in scale from the previously approved timber conservatory.

The new conservatory is not considered to significantly exacerbate the existing impacts caused by the previously approved conservatory at this location. No real evidence is available to suggest that a material increase in the scale of the structure or that a significant additional loss of privacy or other amenity value to neighbouring properties has occurred. Although UPVC structures are not considered to be as sustainable or hold the same aesthetical quality and detailing as timber structures by the Authority, it is noted the building already has white UPVC doors and windows on all elevations. The precedent for the use of this material on this particular building has therefore been set. The change in material from white painted timber to white UPVC, on a conservatory of this scale, is not therefore considered to cause an unacceptable additional detrimental impact upon the existing character of the building or surrounding residential area and as such, the refusal of the application on this basis alone is not warranted.

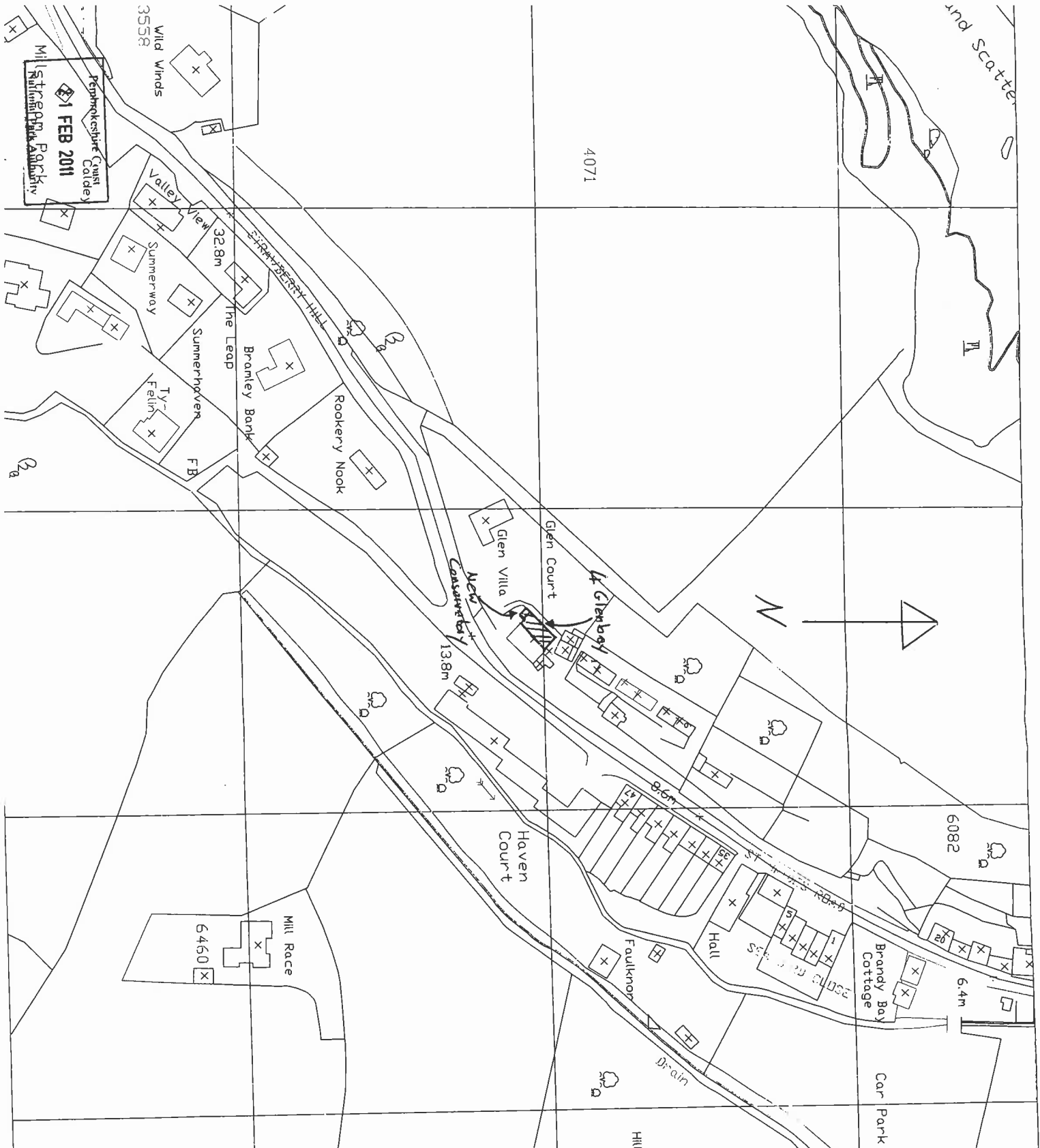
The application is therefore recommended for approval, it is considered that no significant additional detrimental impact upon the existing character of the building or surrounding residential area has been caused by the replacement conservatory; neither is it considered that the conservatory significantly exacerbates any detrimental impact upon the existing amenity value of the site or neighbouring properties.

**Recommendation:**

Approve.

**Conditions/Reasons:**

Standard conditions relating to time limit and the compliance with plans.



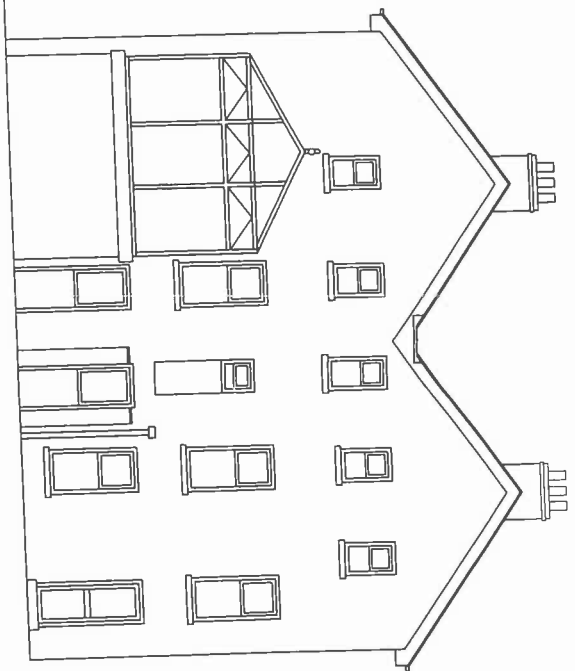
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PROJECT:  
NEW CONSERVATORY  
4 GLENBAY

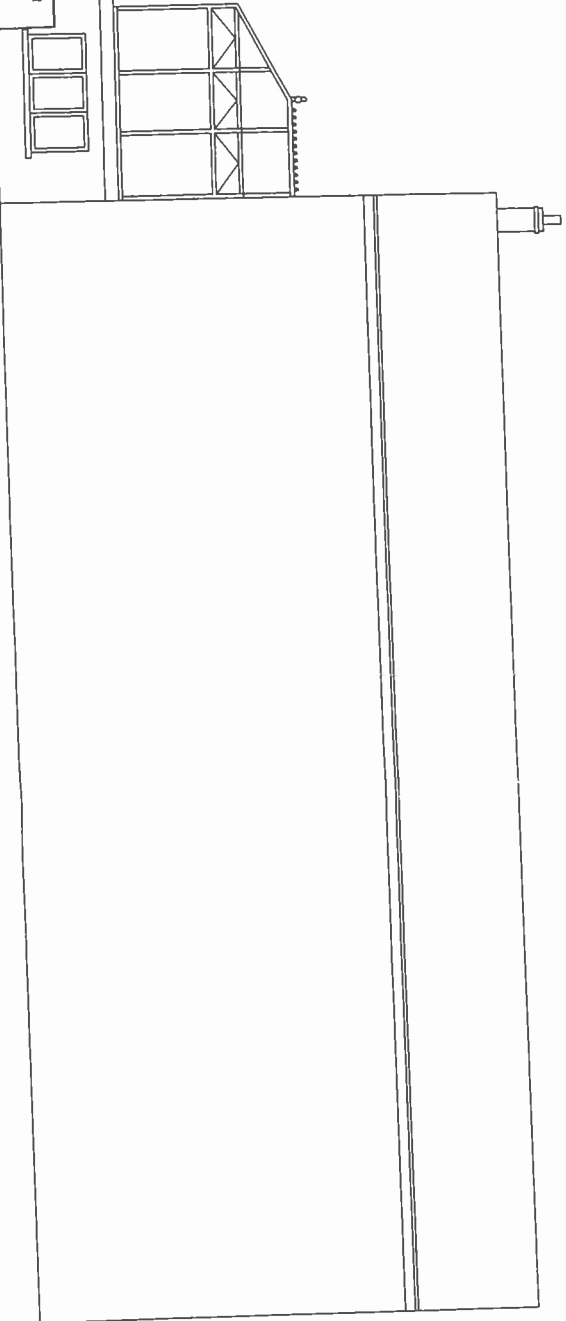
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LOCATION PLAN

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SOUTH ELEVATION

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PROJECT:  
NEW CONSERVATORY  
4 GLENBAY  
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ELEVATIONS

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21 FEB 2011  
National Park Authority